

## ABERDEEN CITY COUNCIL

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COMMITTEE	* Education and Children Services Committee
DATE	* 24 March 2016
CHIEF OFFICER	* Judith Proctor
TITLE OF REPORT	* Removal of Torry Youth Café, 258 North Balnagask Road Aberdeen from Adult Social Work Services Portfolio
REPORT NUMBER	* ECS/SCW/024
CHECKLIST RECEIVED	Yes

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### 1. PURPOSE OF REPORT

To report on the future need by Adult Social Work Services of the property at 258 North Balnagask Road (Torry Youth Café), Aberdeen, AB11 8RX.

### 2. RECOMMENDATION(S)

It is recommended that the Committee:

- notes the content of the report:
- declares 258 North Balnagask Road, Aberdeen surplus to Adult Social Work Services' requirements and confirm its removal from the Adult Social Work Services account portfolio and:
- instruct the Head of Land and Property Assets to review the property and in conjunction with the SIP & Capital Review Group to determine it's future use

### 3. FINANCIAL IMPLICATIONS

The property is no longer in use and is surplus to the Service's requirements. It had been considered for an Unpaid Work Facility but this is no longer considered viable due to the potential repair costs in bringing the property up to an acceptable standard.

The costs of holding the property are low and declaring the asset surplus will remove any associated costs for the service. Communities Housing & Infrastructure can ask for an appropriate budget transfer to manage a vacant asset for the financial year 2016/17. There will be ongoing costs for the

Council of managing the vacant asset until such time as it is disposed, leased or transferred to another Service. The disposal or leasing of the asset could generate either a capital receipt or revenue income. There may be potential for community involvement in terms of a community asset transfer.

#### 4. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposal.

#### 5. BACKGROUND/MAIN ISSUES

The property at 258 North Balnagask Road is owned by the City Council. It was previously leased by the Torry Youth Café, who defaulted on their lease agreement. It was then considered to be potentially suitable for use as an Unpaid Work Facility and planning permission was granted for a Change of Use. However the property has now been vacant for over three years and its condition has deteriorated. The potential cost of repairs and the cost of bringing the property up to an acceptable standard has been considered by Adult Social Work Services. Funding is not available to bring it up to standard and the service has undertaken a review of the need for the property and no other viable use has been found for the property.

The proposal to declare the property surplus is in line with the Service's Service Asset Management Plan and the intention to rationalise its property portfolio.

#### 6. IMPACT

Corporate – declaring the property surplus will ensure that the Service is utilising its property portfolio to support the aims and service provision requirements within Adult Social Work Services. It will also generate income for the Council if the decision is made to sell the property.

Public – there will be an impact on the local community if the building is re-used or sold and there is a change of use. Communication will take place with local Community groups who had been advised that it would be used as an Unpaid Work Facility. There is the potential to consider a community asset transfer.

#### 7. MANAGEMENT OF RISK

The assessment of risk associated with this report is low. However, there is a risk to the property if it remains empty for a significant period, as it could become a target of vandalism or theft.

8. BACKGROUND PAPERS

None

9. REPORT AUTHOR DETAILS

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